

For and in consideration of One Dollar (\$1.00) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, I/We

James Ralph Wagner Neva N. Wagner

do hereby grant unto the City of Olive Branch, Mississippi, a Mississippi Municipal Corporation, a perpetual easement with the right to install, construct, lay and thereafter use, maintain, and inspect sewer lines installed within this easement hereto, on, over and across the following described property in DeSoto County, Mississippi, to wit:

A 10 foot wide sewer easement along the rear side of lot 4 of Nell Owen Subdivision for a proposed sewer main to be installed by the City of Olive Branch and the connection of a service line from the main to the existing house on the lot in part of the northwest quarter of Section 31, Township 1 South, Range 6 West, DeSoto County, Mississippi. Plat Book 4, page 11.

This easement covers the sewer lines referred to on the plans and specifications for the West Goodman Sewer Project which is on file with said City and reference to same is hereby made and are made as a part of. Together with the right of ingress and egress over grantors adjacent property during the construction phase of the project from the existing City street to the easement area for the purpose for which the above mentioned rights are granted. The consideration recited herein shall constitute payment in full for the use of the easement area for the sewer line. The City of Olive Branch will grantee that no unreasonable damage will result from the construction of the sewer line on the grantors property, whether the construction is within the easement or in the area of ingress and egress to the easement area. This agreement together with the provisions of this grant shall constitute a covenant running with the land for the benefit of the grantee, its successor, and assigns. The grantors covenants that the owner of the above described lands and that said lands are free and clear of all encumbrances and liens except as listed below:

Witness our signatures this the 4<sup>th</sup> day of Feb, 1996

James Ralph Wagner Neva N. Wagner  
James Ralph Wagner Neva N. Wagner

STATE OF MISSISSIPPI COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, James Ralph Wagner and Neva N. Wagner who acknowledged that they signed and delivered this instrument on the day and date therein mentioned. Given under my hand and official seal of office this the 4<sup>th</sup> day of February, 1996

My Commission Expires April 13, 1999  
My Commission Expires:

Syble Barry  
Notary Public

STATE MS. - DESOTO CO.

AUG 27 11 25 AM '96

BK. 305 PG. 551  
W.E. DAVIS CH. CLK.

Prepared by  
[redacted] return to:  
Woods and Snyder  
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